

**PROPOSED ERECTION OF OUTBUILDING AT REAR OF
82-84 WEST STREET, HAVANT, HAMPSHIRE PO9 1LN**

For Mr & Mrs D Willetts

DESIGN & ACCESS STATEMENT

(In accordance with Circular 01/2006)



Roger Hill Building Design

April 2015

Introduction

The site is close to the centre of Havant and is located on the north side of West Street and to the west of Park Road North. The address of the property is 82/84 West Street, and the site is located within a designated Conservation Area.

The proposal is to erect a 2-storey detached building within the back garden of 82/84 West Street in order to provide garaging for 2 cars, a study library at ground floor level, and an artist's studio at first floor level, with access to a storage area located above the garage. The studio and storage area are to be accommodated mainly within the roof space.

Following a pre-application consultation it has been indicated that a building of the type described on the accompanying drawing no.733.02, and positioned as shown on the Site Plan, would be acceptable by the planning authority both in principle and with regard to its proposed design, subject to compliance with certain criteria and conditions. The materials to be used in its construction would be in keeping with its surroundings and would be appropriate for a building providing facilities ancillary to the enjoyment of the existing dwelling.

The buildings in the locality and to the south of the proposed building are a mixture of houses, flats, and small commercial premises. To the north of the proposed building, and in close proximity to it, is a retail park located on the western side of Park Road North.

A private car parking area which has recently been constructed immediately behind the gardens to nos. 78 – 86 West Street received planning approval under application ref. APP/13/00051. Vehicular access into this private parking area is from a public car park (constructed under the Potash Terrace Development). The garage will provide covered parking for the spaces identified as P5 & P6 on the drawings which accompanied APP/13/00051.

Social/Economic Context and Planning Context:

The proposal addresses the specific needs of the owners (one an author, the other a painter) of 84 West Street, who have lived at this address for 25 years. The dwelling, which is thought to have been built in the 18th century, contains small rooms which are not easily adaptable to these needs, mainly because the structural geometry of the building involves a complex arrangement of timber components. The dwelling is unable to accommodate the considerable number of books which an author accumulates during the course of his work, nor for the working tools and storage space required by an artist. The only room which has sufficient natural light to enable an artist to paint is a dining-cum-living area which is in constant use as such. This has proved to be an unsatisfactory arrangement, and a separate space to serve as a studio is therefore urgently needed.

Involvement of Local Interests:

There has been no dialogue with the Parish Council or local resident groups.

Advice from Havant Borough Council Planning Department has been sought, with favourable indications. By virtue of its location the proposed building would be of environmental benefit not

only to the Applicant but also to the eventual occupants of nos. 86 & 86a West Street, and to the occupants of Jacobs Court, acting as a 'buffer' between these properties and the retail park.

Vehicular movements within and around the retail park are noticeable from the properties at the eastern end of West Street. Additionally, the Macdonald's 'drive-thru' has an adverse impact on the immediate neighbourhood, especially at night. Whilst the proposed building is not fully two storeys in height, it will be of sufficient height to help mitigate these effects. In this regard it is anticipated that the application will receive support from the local residents.

Evaluation:

A full evaluation of the site has been undertaken, including identifying constraints and opportunities and how these constraints relate to the relationship between the proposed development and neighbouring properties.

The Environment Agency has been approached as the proposed building will be within 8 metres of a main watercourse, this being Brockhampton Stream to the north of the site. The EA has already been informally consulted with regard to a more general risk from flooding in relation to 86 & 86a West Street, and the comments obtained would apply equally to 82/84 West Street. A Flood Risk Assessment accompanies this Design & Access Statement and concludes that the effective dispersal of stormwater should not be achieved by surcharging the stream, since this would have the potential to overload it possibly to the point of overflow. Instead it should be achieved by means of local soakaways.

Design Criteria & Principles:

The Application Site is the end of an 'L'-shaped garden which is just under 15 metres wide at its greatest and 8 metres wide at its narrowest. In total, the garden has an area of 254m².

Existing vehicular and pedestrian access to the rear of the property is via a recently-constructed private car park and small public car park as previously described. Two parking spaces within the area of the rear garden were allocated and shown in the approved drawings attached to Consent Ref. APP/13/00051. It is proposed that these spaces are re-positioned in order to make reversing when leaving the site more manageable, and are to be accommodated within a garage.

This improvement helps dictate the layout of the proposed building at ground floor level with the Study/Library area naturally falling on the western side of the garage.

Because of the uses to which the building is to be put, a high level of natural light is required. Consequently, and in order to reduce outward views onto the rear of neighbouring properties as well as views into the building from those properties, a logical solution would be to angle one half of the building so that it faces away from them. In doing so, this also helps the building to relate more naturally to the remaining part of garden, with the outlook from the ground floor Study/Library and first floor studio being into and across it at an angle of 45 degrees.

Additionally, the 'set' of the building will allow an additional car parking space to be provided for the benefit of visitors to the house, at the front of which on-street parking is not permitted.

The ground floor is to be split into two levels, the garage floor at 40mm above the private car park level, and finished floor level in the study/library at 225mm below garage floor level. This is to ensure that:

- a) the 2m high fences separating the building from the 86 & 86a West Street gardens (the levels of those gardens being 225 higher than Study/Library floor level) will more than adequately prevent overlooking into the gardens from the ground floor room.
- b) the proposed building will sit at the lowest possible level in relation to the neighbouring buildings. Relative levels are shown on the accompanying drawings. Tanking will be provided around the outer walls of the Study/Library where floor level is to be below finished ground level.

The ridge will stand 6.9m above the existing private car park level.

The proposed development will not overshadow the adjoining properties since the building is to the north, nor will it deprive them of natural light.

The buildings in the immediate locality are a mix of mainly residential and small retail premises. Those on either side of the application site are residential properties.

Amount of Development:

Footprint (measured externally) – 95m²

Ground floor areas (measured internally) will be:

- a) Study/Library – 43m².
- b) Garage – 36m².

First floor areas (measured from the point where the sloping roof is a minimum of 1.5m above floor level):

- a) Studio & gallery – 22m².
- b) Store above garage – 17m².

Layout:

Access to the Study/Library from the rear garden of 82/84 West Street is to be via a single door behind the garage. Access from the garden to the garage is to be via a single door in the middle of the rear wall. The garage will be accessed from the existing private car park by two openings between 3 oak posts and beneath an oak beam. No doors are proposed to the front of the garage, but could be installed if needed.

A large opening, into which glazed sliding folding doors are to be fitted, will be positioned on the garden side of the Study/Library. Above this opening will be a narrow section of glazed roofing, the whole of this element to maximise natural light penetration into the room.

Another smaller opening containing French windows is to be positioned in the middle of the south-west facing wall in order to provide a) cross-ventilation, b) natural light, and c) access into a small triangular-shaped section of garden which would otherwise be inaccessible.

At first floor level, accessed from the Study/Library via a straight flight staircase, there is to be an open-galleried artist's studio illuminated naturally by a triangular dormer window facing south-east, and three large high level conservation style roof lights. Two large first floor level voids will allow natural light from the roof lights to illuminate the rearmost section of the ground floor Study/Library. A fourth roof light, of identical size, will illuminate a gallery close to the head of the stairs. This gallery is to be used to store paintings and will have a limited amount of wall space for display purposes. Within the same wall, a single door will provide access to a domestic storage area above the garage, making provision for a facility that does not exist within the house. The store is to be provided with a smaller roof light on the south-facing roof slope, fitted with obscured glazing.

Scale:

The proposed building is of sufficient size to meet the needs of the Applicant and will be used solely in connection with the existing dwelling. An ancillary outbuilding such as this, located within a designated Conservation Area, does not conflict with local planning policies and, by virtue of its size, will make a positive contribution environmentally in reducing the impact which the retail park has on neighbouring properties.

The proportions of the main elements of the building (walls and roof planes) in relation to one another are typical for an outbuilding of this size. The building will sit 'comfortably' within its immediate surroundings, and will not compete with neighbouring buildings.

Landscaping:

A minimal amount of landscaping will be required since the garden is narrow, and any attempt to remodel it 3-dimensionally would make it feel smaller. It is intended simply to create areas of paving using high quality reconstituted stone slabs around two sides of a basically rectangular lawn. Any borders will be narrow, mainly along the eastern boundary and immediately behind the garage in order to take advantage of the sun when it is arcing from the south to due west. The shape of the footprint will provide the opportunity to plant replacement trees. These are to be located, and are identified, as T1 & T2 on the site plan. The species are to be as agreed with the Local Authority's arboricultural officer and will be appropriate with regard to their proximity to the proposed building in order to comply with BS 5837.

Appearance:

Although of secondary consideration, the contribution to the local amenity which the proposed building will make by creating a more positive separation between the back gardens of 82-84 and 86/ 86a (also the back of Jacobs Court) and the retail park, is not insignificant. The building is not intended to appear as subservient to the existing dwelling as would be the case with a simple garage-cum-garden shed. The most important of all criteria is that the building should be of acceptable form and have a pleasing overall appearance. The choice and quality of facing materials will therefore play a major role in meeting this objective.

The cladding of walls only slightly greater than single storey in height with feather-edge boarding automatically implies a building of lesser status, and will be applied to the 'outward' facing walls.

The exception is the eastern gable end wall, located 0.15m inside the boundary line, which is to be in brick in order to comply with the Building Regulations (non-combustibility). The 'inward' facing walls, ie those engaging with the main part of the garden to no.82/84, are to be in facing bricks, so establishing a relationship with the existing dwelling.

The roof is to be hipped at its south-eastern end in order to soften the view from neighbouring properties, and this will feature traditional granny bonnet hip tiles. Whilst a half-hipped end would be an option for the eastern end of the building, it is at this corner of the site that 82-84 is most exposed to the activities relating to the KFC drive-thru. The termination of the roof at a gabled end will therefore help diminish the impact of KFC. It will also reduce the extent of overlooking onto this part of the retail park from the first floor windows of neighbouring properties.

The roof includes a dormer window facing south-east, ie away from the neighbouring properties to the west of the application site. The quality of natural light entering the studio from the south-east is more consistent from midday onwards and therefore ideal for a painter.

Four large black-framed conservation-style rooflights are to be strategically positioned at high level on the roof so that there will be no risk of overlooking onto adjoining properties. The roof will not overshadow any part of an adjoining property since the building is located on the northern side.

A catslide roof above the south-east facing wall is to be mainly glazed and is to combine with a glazed sliding folding door to optimise on natural light penetration, and to enable the building to be opened up during the spring and summer seasons.

The garage is to be open at the front with oak posts and bracing to support the wall and roof over. A horizontally sliding door, retracting along the inside of the eastern wall and constructed in narrow vertical boarding (stained light oak), could be provided for security.

An accompanying 3D sketch provides a realistic impression of the building's design.

Impact upon the Conservation Area

The main issues when addressing the impact which a development might have upon a Conservation Area involve the nature and character of that area. The special character of a Conservation Area is not solely to do with the quality of the buildings which exist within it. Other features which contribute to its nature and character can have historic value and provide clues to social and economic changes that came about as a result of industrial and commercial activity, both local and national.

To enable the proposed building to be erected does not require any existing structure to be demolished or altered. The land upon which it is to be built has served as the rear garden to residential properties for several centuries. There are no paths or hardstandings of any form which would need to be removed, nor are there any such features existing within the remaining part of the application site. The removal of two trees is addressed in another section of this Design & Access Statement.

An assessment of the impact which the proposed building would have upon the Conservation Area will therefore centre on the potential for detracting or enhancement. In this respect, the immediate setting and surroundings cannot be described in sufficiently positive terms to support any claim that

they should remain undisturbed. The character of this part of the Conservation Area is directly affected by the adjacent retail park and the activity associated with it.

The absence of strong topographical features to serve as a distinct separation in character between the two areas (ie residential & commercial) supports a case for an appropriate form of development that would achieve this. The success of such development will therefore depend wholly upon the type of building and especially the quality of its architecture. If this criteria can be met, it should result in an enhancement of the appearance of the conservation area, and have no detrimental impact environmentally upon the enjoyment of it by those whose neighbourhood it is.

In terms of character, there is insufficient cohesion within the range of architecture displayed along the rear elevations of the West Street properties to automatically influence the design of the proposed outbuilding. In altering and extending these properties a number of new and interesting elements have been introduced, some of them 'modern' in one way or another. In order to avoid conflict with what exists, a non-intrusive design based on a simple geometry with traditional materials and detailing is proposed. The building will have a visually low 'centre of gravity' when observed from the rear windows and gardens of the West Street properties, whereas, because of the continuity of the raised eaves line on the elevation facing the retail park, its centre of gravity on that side will appear to be slightly higher. Here, the overriding and more important aspect will be its ridge level which is calculated to be of sufficient height, a) for the building to have an acceptable degree of 'presence', and b) to be an identifying feature of the Black Dog Conservation Area.

The foregoing section, headed '**Appearance**' describes the building in detail.

Arboricultural impact assessment

This section is included in the Design & Access Statement, as the issues which are to be addressed overlap with the foregoing section – 'Impact upon the Conservation Area'.

A set of four photographs is attached at the back of this Design Statement. These show, from different angles, two trees which it is proposed to fell in order to make way for the proposed outbuilding. The position of the trees is shown on the accompanying drawing no.733.02. They are referred to as T1 and T2.

Notes

- a) For the purpose of cross-referencing, tree T1 is identified in approved application no. APP/13/00051 as T9, and T2 as T1.
- b) The photographs show a small brick shed which is to be demolished in accordance with, and before final implementation of, approved application no. APP/13/00051.

Introduction:

Both trees stand in the garden of 82/84 West Street, which is within the Black Dog Conservation Area. Tree T1, a eucalyptus, is not only visible from within the site but also from several neighbouring properties and a public vantage point to the north of the application site. The closest public vantage point is a car park accessed from Park Way. Park Way serves as an access road to a large retail park which has its own car park, from which the top of tree T1 can be seen. Tree T1 may therefore be considered to have amenity value. It stands more or less in isolation, supported only in

this role by two 5m high hornbeams (**Carpinus betulus**) on the edge of the public car park. The separation distance between eucalyptus and hornbeams is 18 metres. The hornbeams are therefore the foreground feature when observed from a public vantage point.

Tree T2 is an apple tree, visible only from within the application site. This tree is not considered to have amenity value as it is not visible from a public vantage point. It does, however, contribute to the garden scene where it merges with a hedge of varying mass and random form to define the eastern boundary of the application site.

The trees:

The first, and tallest of the two trees is:

T1 - a Eucalyptus, thought to be **Eucalyptus Propinqua**, a smooth grey-barked variety. A more definitive identification has not been carried out.

Observations:

The tree has a current height of approximately 11 metres, and is healthy.

The foot of the tree is 0.35m inside the boundary that is shared with 86 West Street. It was planted by the current owners in 1995/96. During the early stages of its development, and at a point approximately 0.6m above ground level, the trunk angled away from the vertical at 70 degrees before returning to the vertical at a height of 2.5 metres (possibly in search of light, clear of the more successful growth spurt of an earlier off-shoot).

Now approaching its mature height, the tree is geometrically unbalanced and therefore potentially unstable, with several boughs extending 5m to the east, and comparatively few branching off on the opposite side of the trunk to help cancel the bias. There is a vertical fork in the trunk at 1.5m above ground level, the weight of which is exerted so as to create a moment 0.5m horizontally from the fulcrum, being the centre line of the trunk at ground level. This offset, being also to the east, only serves to increase the potential for destabilisation.

Another offshoot originates close to the ground and rises in a near vertical line to a height of 6 metres at which level is the centre of a mass of smaller branches and accompanying foliage. There is very little structure to the tree to the west of its centre line and the tree is thus very poorly shaped if it is to resist the force of the more potentially damaging south-westerly winds, being the prevailing direction in this part of the country.

This tree would need to be heavily pruned, ie significantly reduced in height, and then maintained at such height in order to prevent its collapse. It also has to be born in mind that eucalyptus wood is among the heaviest of all species. Because of this, the uncontrolled development of the boughs of these trees makes them especially prone to giving way in high winds and under the load of snow.

The amount of pruning which would be needed to help save the tree would automatically diminish its amenity value, without guaranteeing that it could not fall at some time in the future. Pruning stimulates regeneration, which is both rapid and vigorous in the case of eucalyptus, thereby reintroducing the dual problem of windage and snow entrapment. There is little, if anything, that can be done to alter the geometry of this tree in order to achieve a structural re-balancing. Any extension of the offshoot closest to the boundary – if it were even possible to encourage it – would have no helpful effect in that respect.

The second of the two trees is:

T2 - an apple (**Malus**). This is a mature orchard tree 3.5m high, actual age unknown. It has domestic value but does not make a significant contribution to the local amenity, and cannot be seen from a public vantage point.

It is noted that this tree would be affected by the 2m high close-boarded fence which is to be erected under approved application APP/13/00051. All branches up to 2m above ground level would need to be cut back to the trunk in order to accommodate the fence, effectively reducing the mass of the tree by at least 35%.

Conclusion:

It is noted that the Planning Officer has advised that an arboricultural impact assessment should be accompanied by a landscaping plan to explore opportunities for 'mitigation planting'.

By reference to drawing no.733.02, where details of the proposed building are shown, the shape of its footprint and how it is intended to position the building on the site clearly provides the opportunity for two replacement trees to be planted. Suitable varieties might include Silver Birch (*Betula pendula*) or Mountain Ash (*Sorbus aucuparia*) depending on the nature and pH analysis of the sub-soil. The positions indicated on the drawing would enable the trees to be enjoyed from the gardens of the immediately adjacent properties and, when mature, to be visible from public vantage points.

A third tree is indicated within the private car park which was the subject of application no. APP/13/00051, and this could be planted without detriment to the arrangement of the parking spaces themselves.

This Design & Access Statement therefore proposes that an enhancement of the appearance of the Conservation Area would result from the removal of trees T1 & T2, the erection of the traditional-style building which is the subject of this application, and the planting of replacement trees as shown and of type to be specified by HBC's planning department.

Access:

The vehicular approach to the application site is via a public car park on Park Way which provides access to a private car park recently constructed for the benefit of the applicant and neighbours. The latter is secured by gates fitted with a keypad locking system. This also provides pedestrian access to the rear gardens of 86 & 86a West Street, and to the garden of 82-84 West Street via a single door at the back of the garage.

The garage and study/library are directly accessible from the garden, and the sliding folding doors will provide wheelchair access.

Stormwater drainage:

Drawing no. 733.02 shows the position of two 1m wide trench soakaways to be constructed using plastic crates, an increasingly popular method of drainage to avoid penetration into the water table. Calculations for the anticipated run-off volume and total soakaway capacity will be included in an application for Building Regulation Approval.

It is proposed that the stormwater drainage system will include a rainwater harvesting tank as shown on the accompanying application drawings.

It should also be noted that the ground floor construction for the proposed building will be a suspended 'beam and block' system, thereby enabling a degree of soakability to take place beneath the floors.

Building operation

The following is a Method Statement prepared for the purposes of obtaining a Flood Defence Consent, an application for which has been submitted separately to the Environment Agency:

1 Preparation

A 2m high Heras fence is to be erected 1.5m clear of the southern edge of Brockhampton Stream. The fence to stand on a firm base and be stabilised via tubular steel raked bracing fixed at high level to the framework of fence and anchored at ground level clear of the northern edge, close to foot of the public car park fence. The fence is to be checked daily for damage and stability, and is to be maintained in good condition throughout the duration of the works.

The foregoing to a) act as a barrier to vehicles manoeuvring within the private car park, b) prevent any surcharge on the bank of the stream (which might otherwise affect its structural integrity), and c) prevent any accumulation of rubbish within the watercourse resulting from the building operation.

2 Deliveries & vehicular access

The delivery of building materials and access for site operatives will be via the public and private car parks. The existing 'bridge' will not be subjected to loads in excess of those imposed by vehicles involved in the current construction of two dwellings at 86 West Street (the heaviest of which is a dustcart).

Materials will initially be delivered directly into the rear garden, and as the building itself begins to create a physical obstruction to such deliveries, materials will be craned over the building into the rear garden, or stored within the garage. Site operatives' vehicles will be parked in the public car park.

3 Programme

- a) Strip site mechanically (JCB) & reduce levels. Cart away surplus spoil.
- b) Excavate mechanically (JCB) for strip footings, stanchion bases & stormwater drains and cart away surplus spoil. Construct drains and backfill. (*Note that no piling is involved in the construction of foundations.*)
- c) Construct concrete footings and cast ground floor slabs.
- d) Erect steel framework. (*Note that steelwork is to be craned from within public car park.*)
- e) Construct brick & block walls.
- f) Construct carcass (timber floors and roofs).
- g) Install rooflights.
- h) Felt, batten & tile to roofs.
- i) Install windows.
- j) Carry out internal finishes & fitment.
- k) Carry out external works.
- l) Tidy site & remove Heras fencing.
- m) Hand over.

Footnote:

Any additional precautionary measures, seen to be necessary and made the subject of Conditions attached to a Planning Approval, are to be carried out accordingly.

